



Development Activity Report



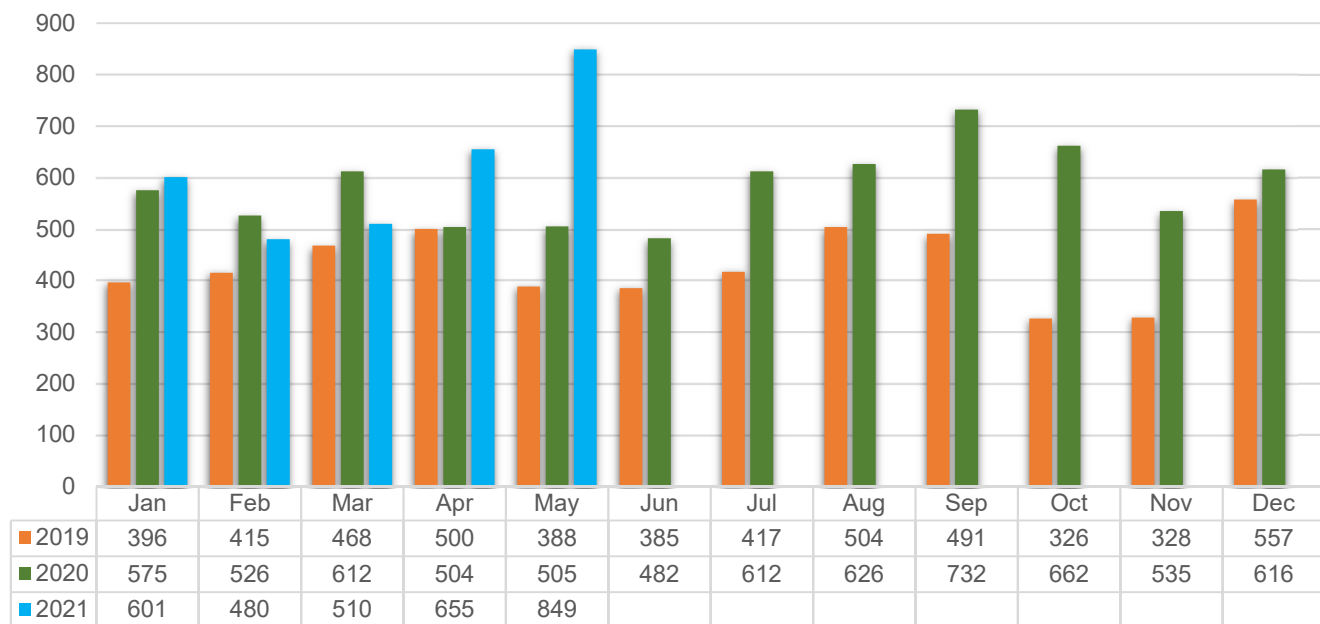
May 2021

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Building Permits

New Single Family Permits



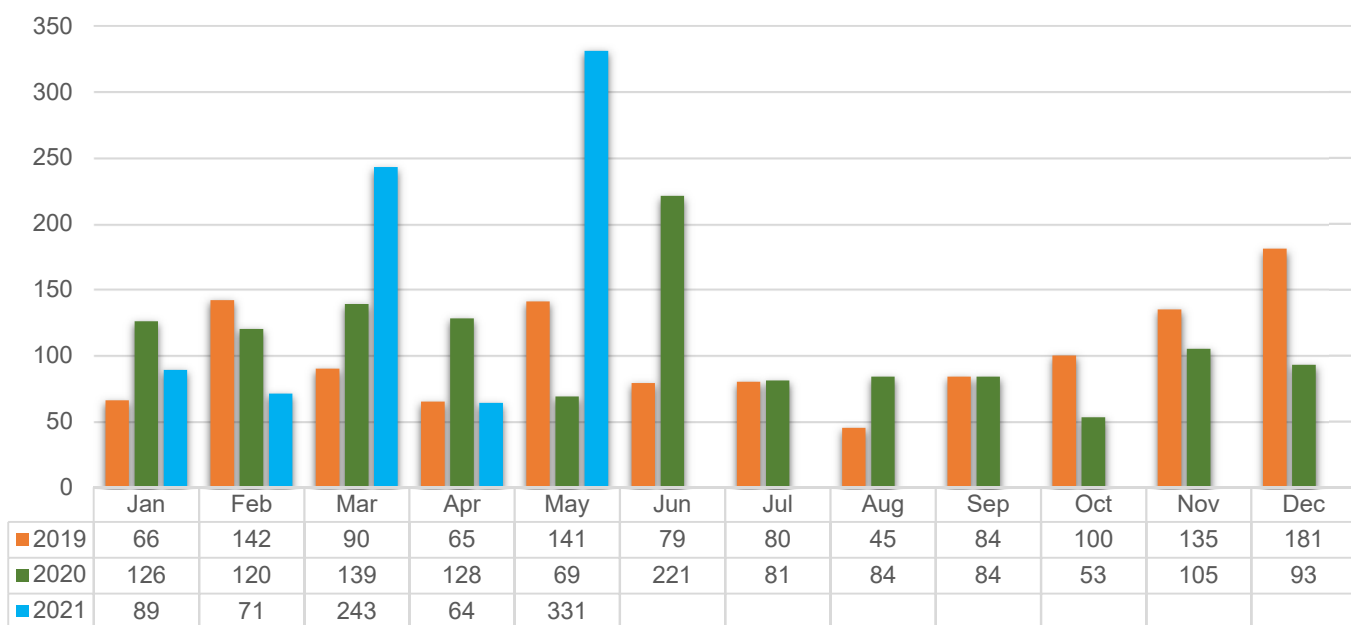
1st Qtr 2020 = 1,713

1st Qtr 2021 = 1,591

7.1% Decrease

All data is in calendar year

New Commercial Permits



1st Qtr 2020 = 385

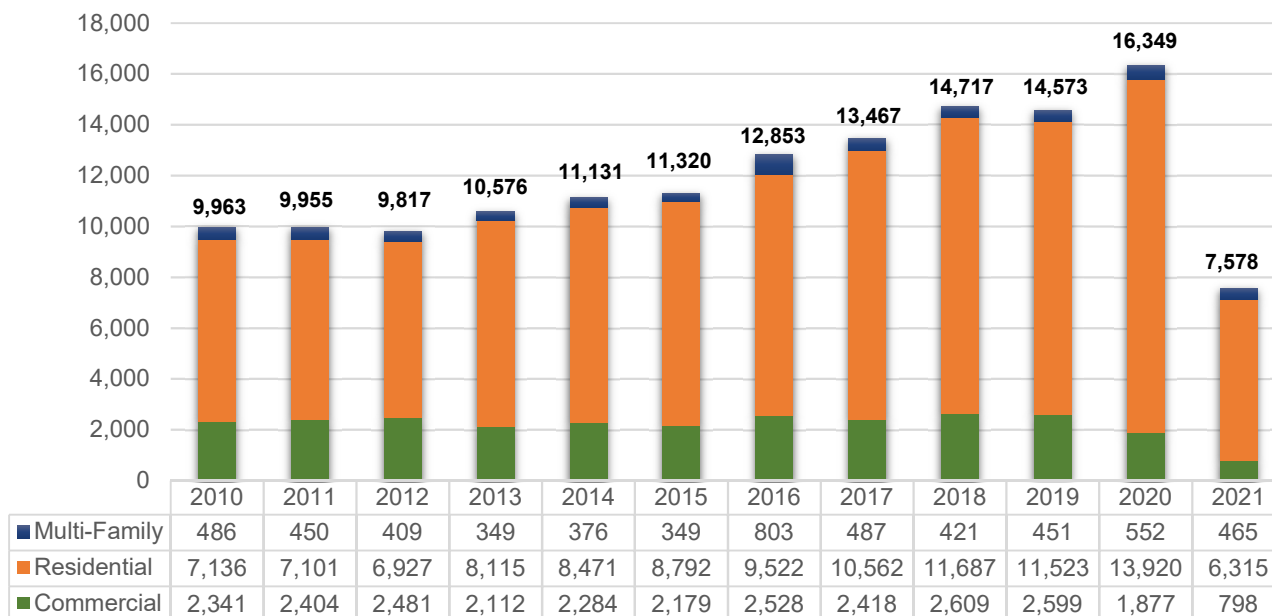
1st Qtr 2021 = 403

4.7% Increase

All data is in calendar year

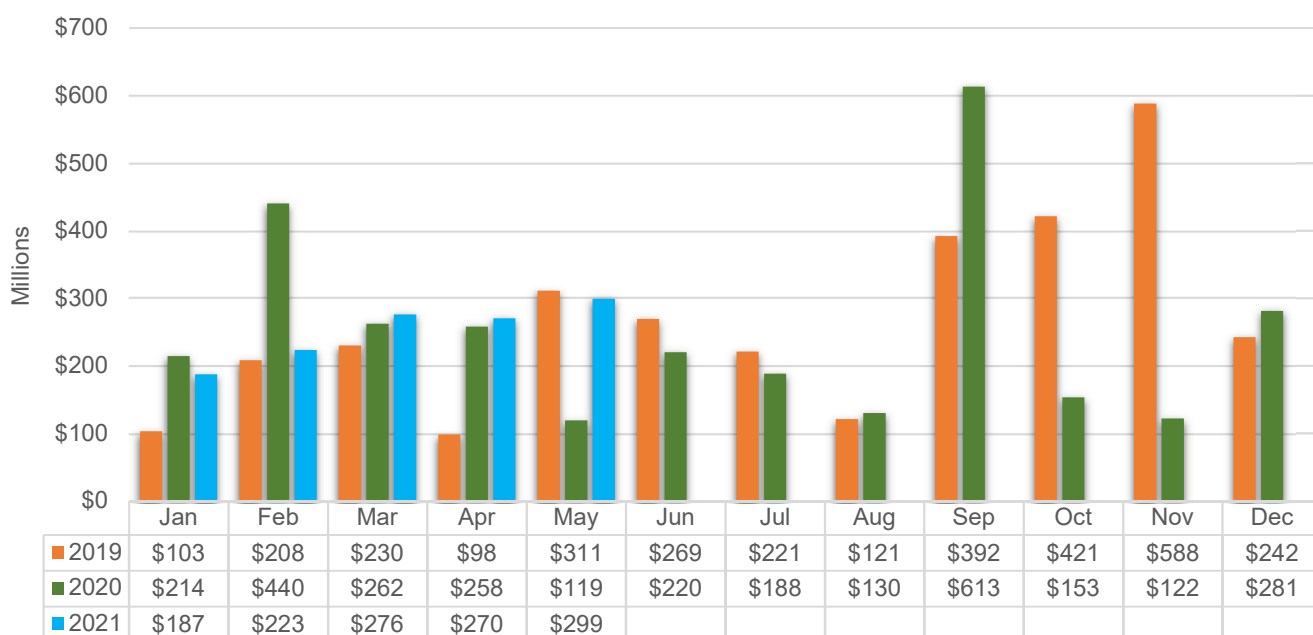
Building Permits

Building Permit Comparison



All data is in calendar year

Total Commercial Valuation



1st Qtr 2020 = \$916M

1st Qtr 2021 = \$686M

25.1 % Decrease

All data is in calendar year

Building Permits

New Commercial Permits Valuation



Permit Valuation Comparison

	Current Month May-21	Prev. Month Apr-21	Difference M-M %	Prev. Year May-20	Diff. Y-Y % May 20 vs May 21	Year to Date CY20 vs CY21		
						Jan-May 2020	Jan- May 2021	Diff
New SF Permits	849	655	194 30%	505	344 68%	2722	2246	373 14%
New SF Value	\$152M	\$125.2	\$26.8M 21%	\$78.1M	\$73.9M 95%	\$463.6M	\$582M	\$118.4M 26%
New Comm Permits	331	64	267 417%	69	262 380%	582	798	216 37%
New Comm Value	\$259.3	\$197.3M	\$61.97M 31%	\$35.8M	\$223.5M 625%	\$844.1M	\$980M	\$136.2M 16%

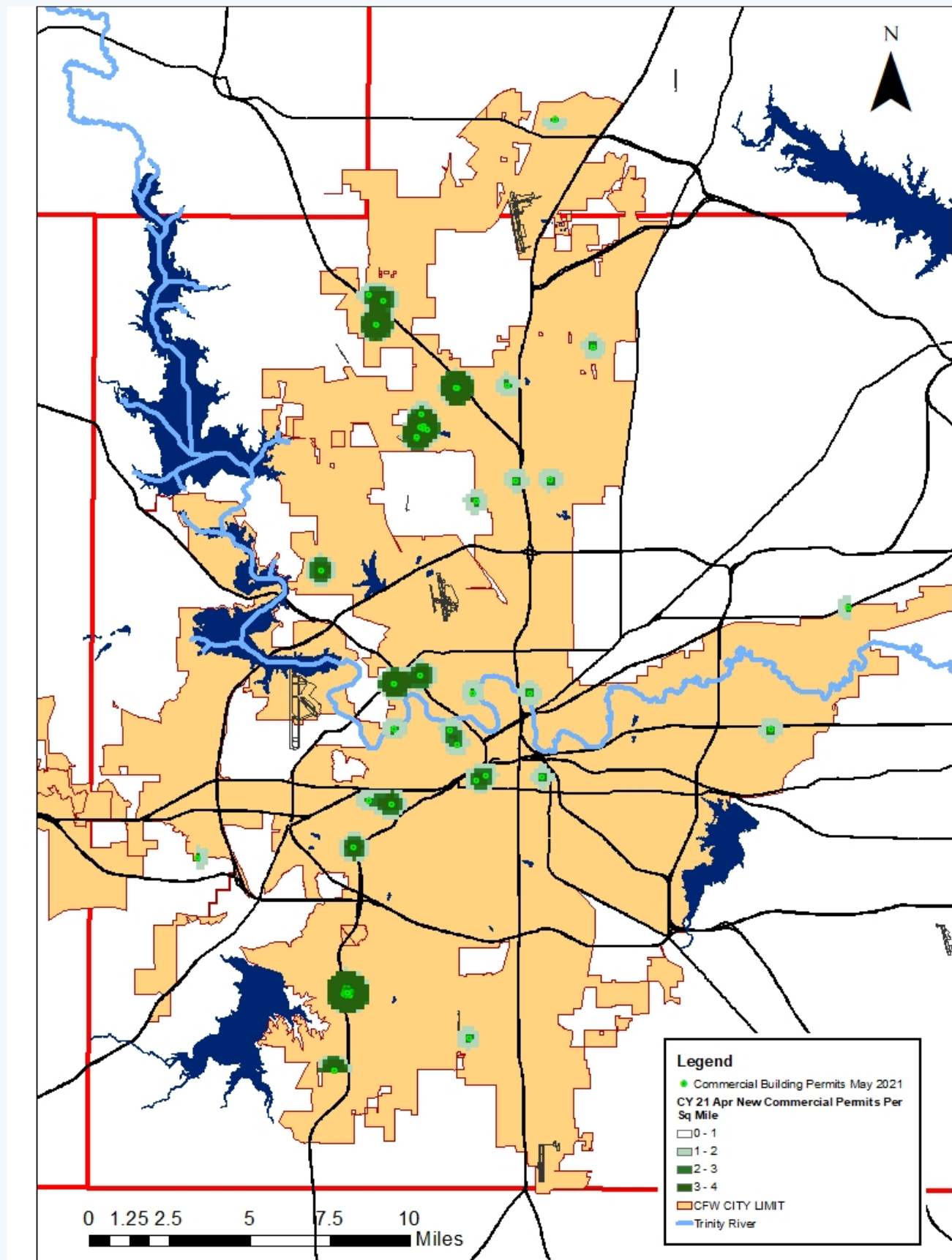
Building Permits

Large Commercial Projects

May 2021 Large Commercial Projects				
<u>Address</u>	<u>Council District</u>	<u>Project Name</u>	<u>Work Description</u>	<u>Valuation</u>
5755 Clearfork Main St	3	Tradition Senior Living-Independent Living	New Commercial Construction of An Independent Living Facility With 9 Stories And 217 Units. Basement and Garage	\$78,213,692
1500 Cooper St	9	Cook Children's Dodson Expansion	New Commercial Construction of Medical Office and Clinic Core and Shell	\$40,365,783
9945 Buckinghamshire Ave Bldg 1 - 6	7	Bershire Apartments	New Commercial Construction of An Apartment Complex With 6 Buildings, 3 & 4 Stories, A Total Of 674 Units	\$40,260,000
11841 Sire Way Bldg 1 - 4	7	Davis At Wellington	New Commercial Construction of An Apartment Complex With 335 Units	\$39,258,998
3033 Acme Brick Plz	3	Tradition Senior Living-Assisted Living/Memory Care	New Commercial Construction of An Assisted Living & Memory Care Facility With 5 Stories And 95 Units	\$16,706,308
14700 Blue Mound Rd	7	Alliance Blue Mound TI-Walmart	Phase Ii- Warehouse Remodel for Material Handling Space, Office and Break Room Areas	\$13,000,000
4801 Marine Creek Pkwy	2	TCCD- NW Campus WBSA	WBSA Remodel at TCCD NW Campus	\$5,000,000
12526 NW Highway 287 A	7	Raider Express	New Commercial Construction of Auto Repair Shop	\$4,000,000
14100 Park Vista Blvd	7	Quality Technology Services	Office/Warehouse Remodel to Include Cooling Towers and Mechanical Equipment	\$3,075,000
1400 8th Ave	9	BSW All Saints Cup	Phase Ii& Iii- Hospital Remodel to Include HVAC Replacement (Chillers & Condenser Pumps) Piping, Electrical Equipment Within the Existing Central Utility Plant	\$2,158,746
2726 E Berry St	8	Bank of America	Change of Use with Remodel- Interior Tenant Improvement, To Include Adding New Partitions, New Doors, New Finishes, Modifications of Ceiling Grid/Panels, Adding Light Fixtures, And ATMSs	\$1,765,500
5412 Boat Club Rd	2	Vision City	New Commercial Construction of a Medical Office & Clinic	\$1,750,000
1636 Western Center Blvd	2	Bentz Physical Therapy	New Commercial 1 Story Medical Office	\$1,014,396

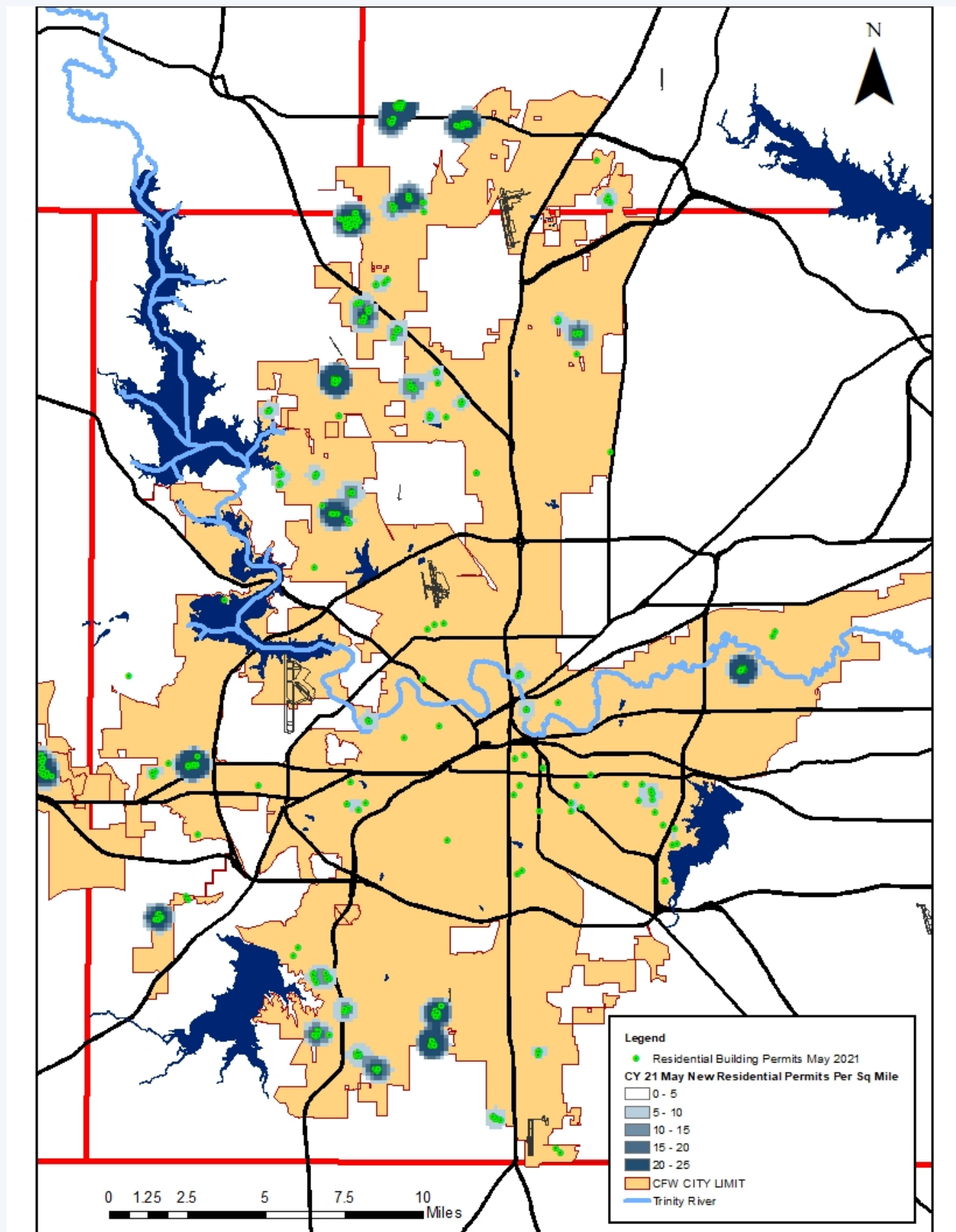
Building Permits

May 2021 New Commercial Permits Heat Map



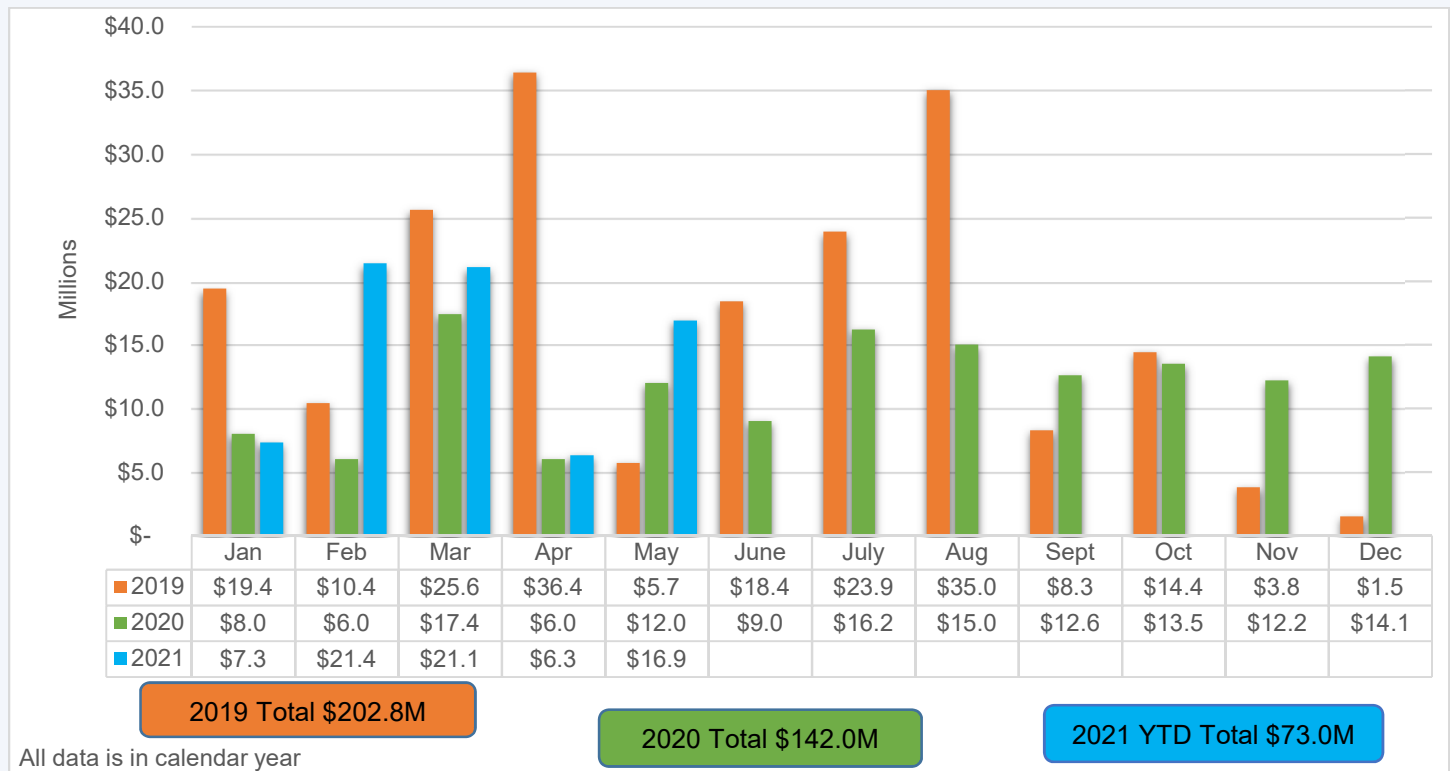
Building Permits

May 2021 New Residential Permits Heat Map

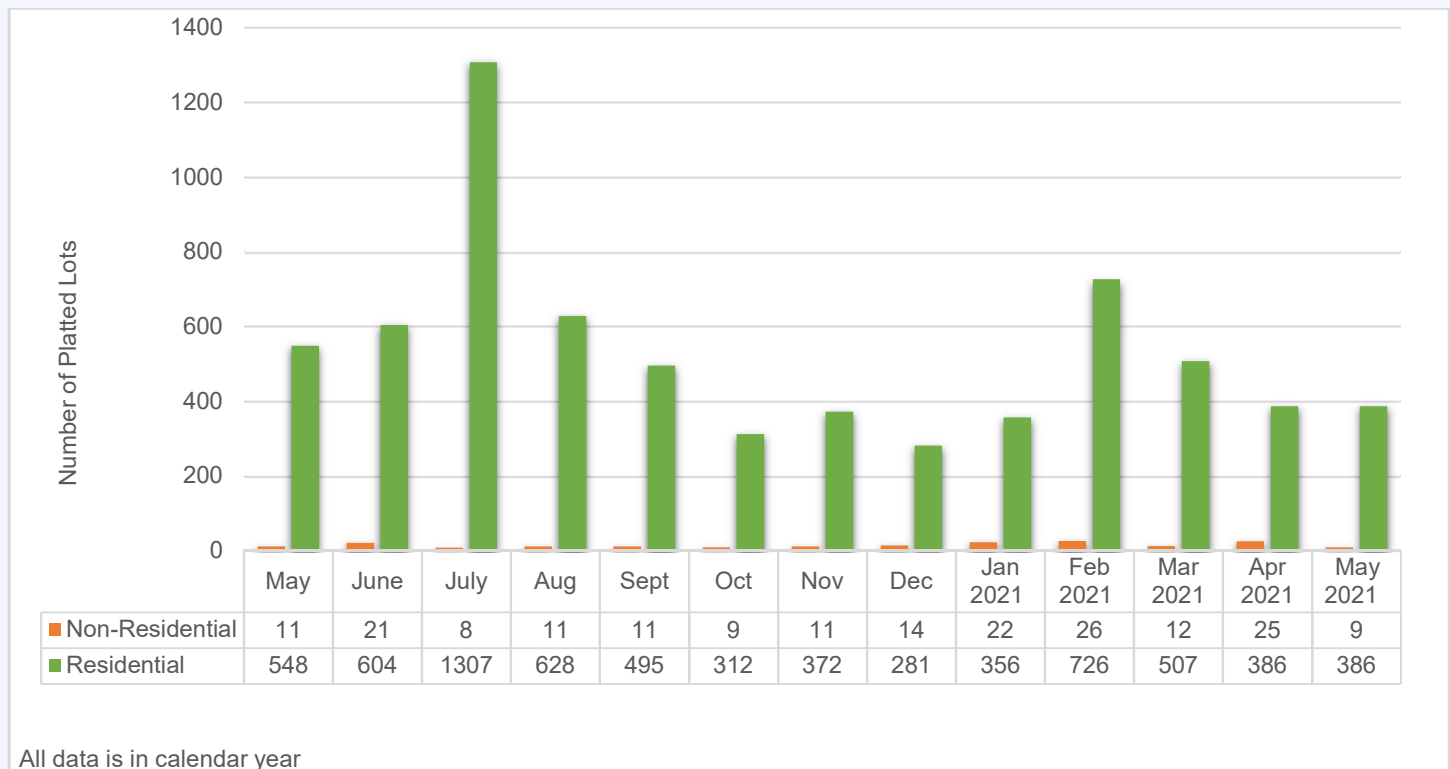


CFA and Platting

CFA Project Overview



Platted Lots



Infrastructure

IPRC Overview

IPRC Overview Report	2017	2018	2019	2020	YTD 2021
Cycle Complete	52	52	52	54	17
Total Projects	170	148	181	153	49
Avg. Project Total Per Cycle	3.27	2.85	3.48	2.83	2.90
Total Accepted Projects	156	139	143	136	42
Plan Rev. & Ret w/n 14 days	95%	98%	94%	99%	100%

*All data is in calendar year

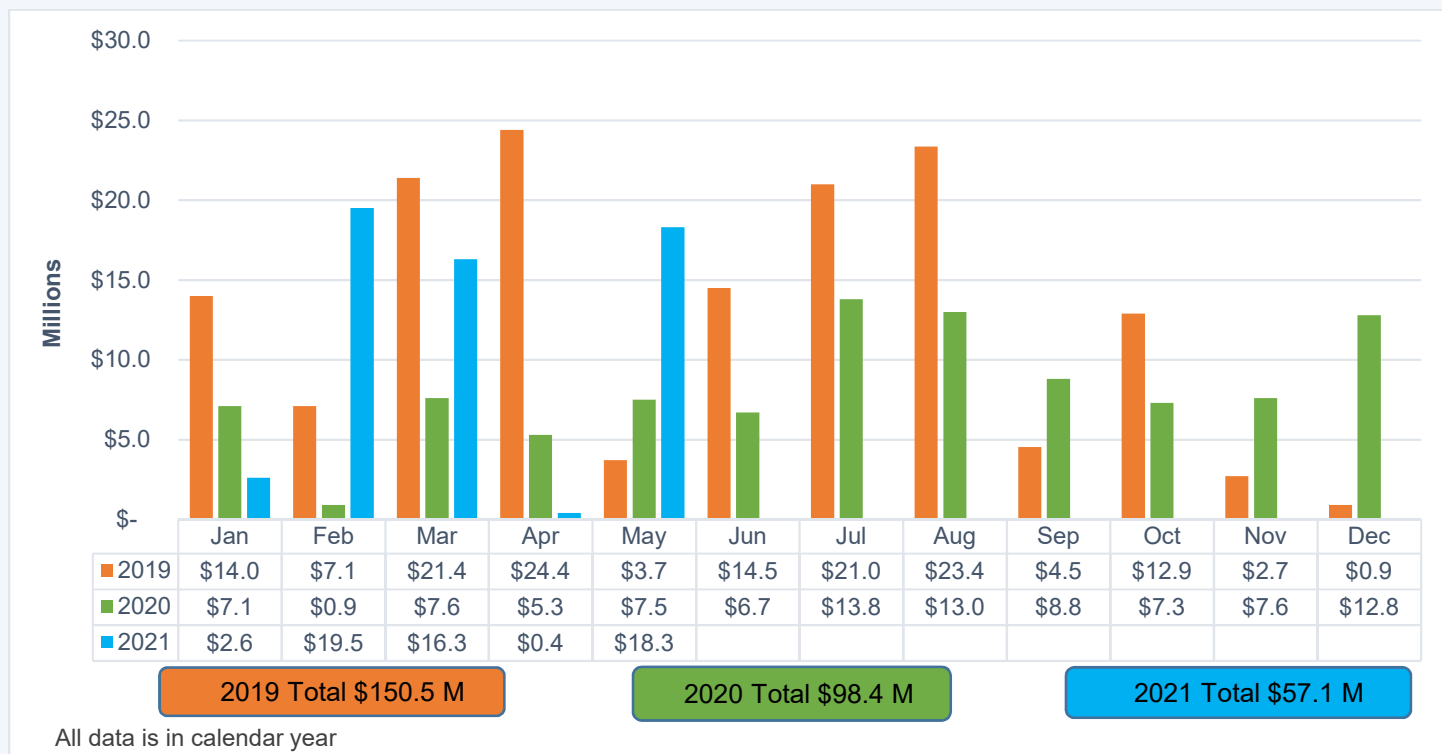
IPRC Quarterly Details

	Q3 2020	Q4 2020	Q1 2021	YTD Q2 2021
Cycles	14	13	13	4
Total Projects	50	32	38	11
Avg. Projects Total Per Cycle	3.57	2.46	2.90	2.90
Total Avg. Accepted Projects Per Cycle	2.43	3.07	2.23	3.25
Plan Rev. & Ret w/n 14 days	94%	100%	100%	100%

*All data is in calendar year

Infrastructure

Public Infrastructure Residential Projects

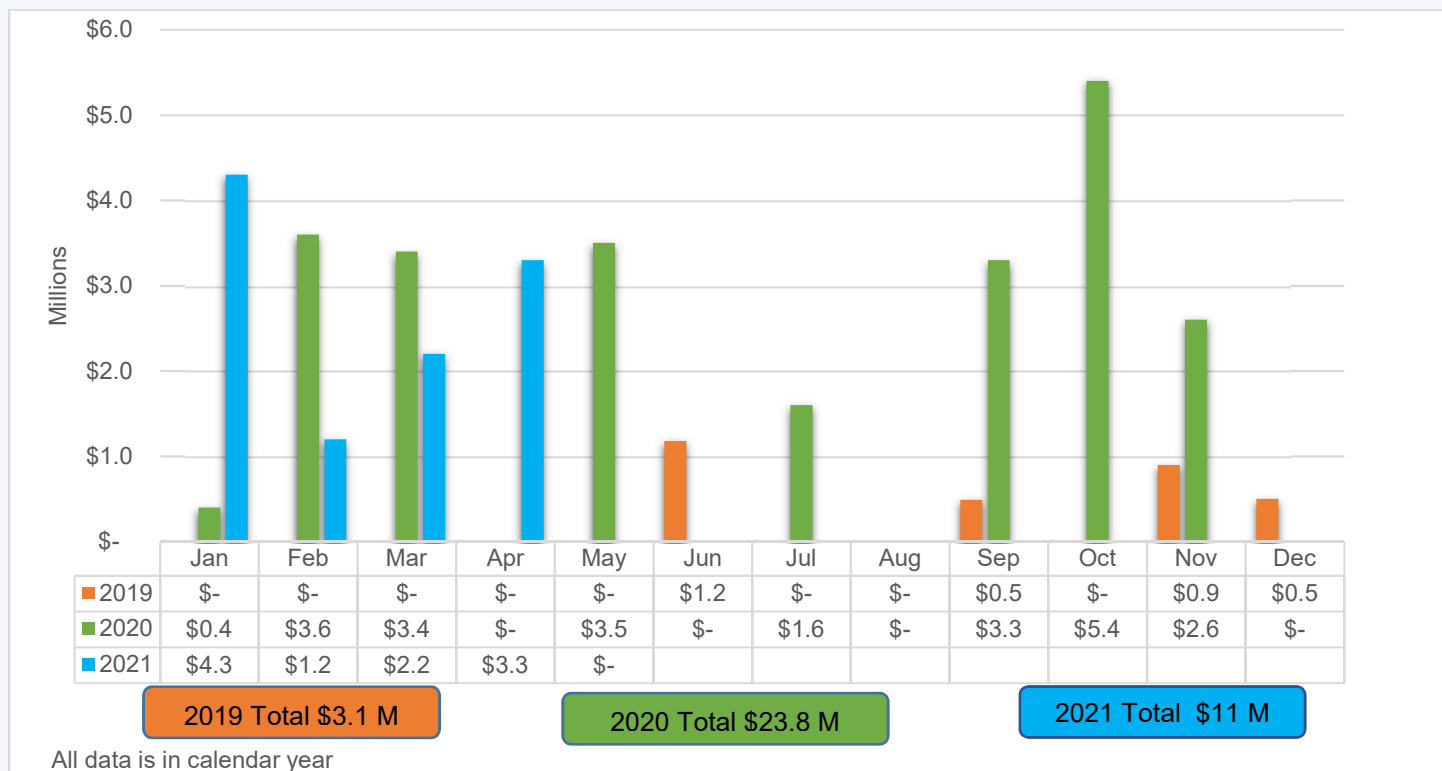


Public Infrastructure Commercial Projects

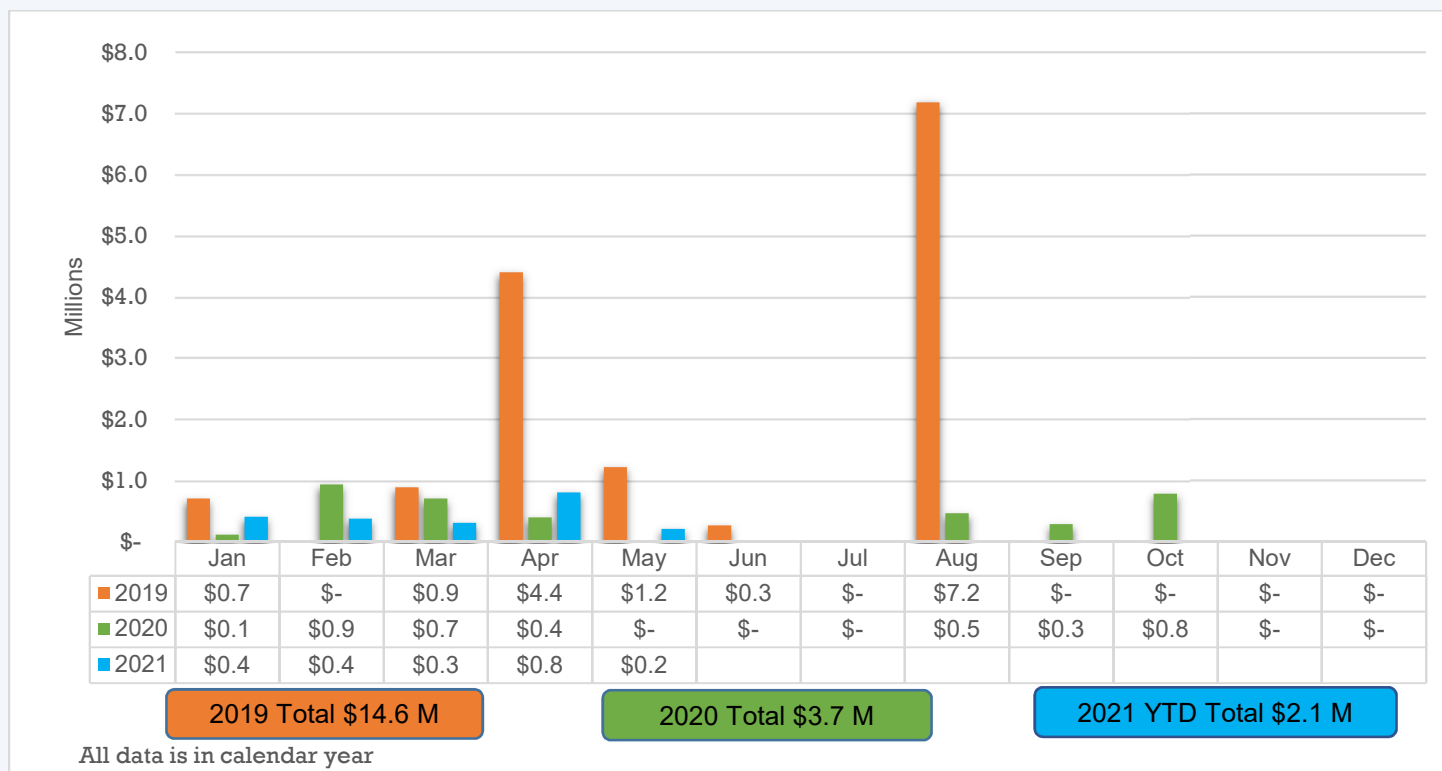


Infrastructure

Public Infrastructure Industrial Projects

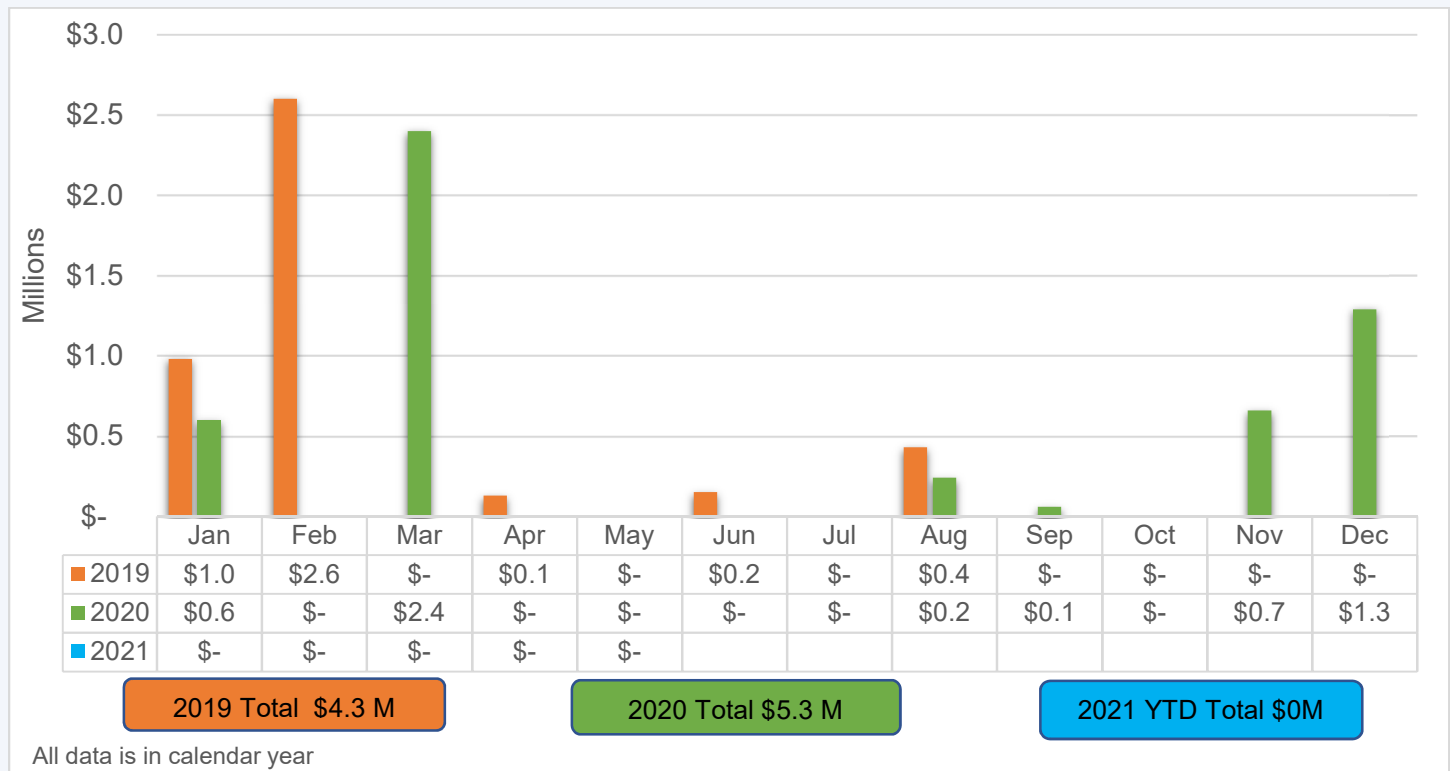


Public Infrastructure Multi-Family Projects



Infrastructure

Public Infrastructure Institutional Projects



Stormwater

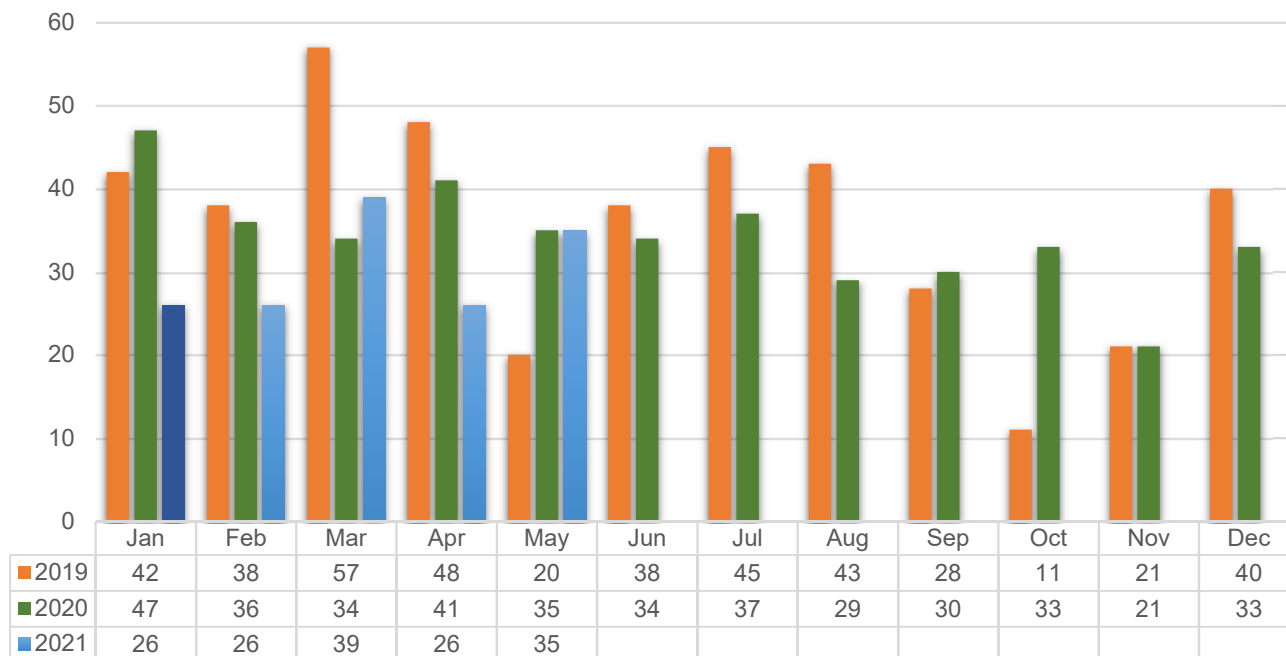
Stormwater Review Performance

Stormwater Review Performance	CY '20	CY '21	May '21
Avg. Review Time (days)	6.8	7.5	8.0
Num. Review Completed	1,200	479	92
% completed in 10 business days or less	97.6	92.1	90.1
Avg. PiSWM Review Iterations (City)	3.3	0.0	0.0
Avg. FiSWM Review Iterations (City)	4.5	5.8	7.0
Avg. IPRC Review Iterations (City)	2.5	2.9	3.1
Avg. SWMP Review Iterations (City)*	2.6	5.3	6.5
Avg. Drainage Studies Iterations (City)*	2.4	3.2	3.1
Overall Customer Satisfaction Rating (1-5 scale)	4.8	3.3	0.0
Num. of Surveys Taken **	41	0	0

* New item tracked as a result of HB 3167

** These items will be discontinued and will be zeroing out

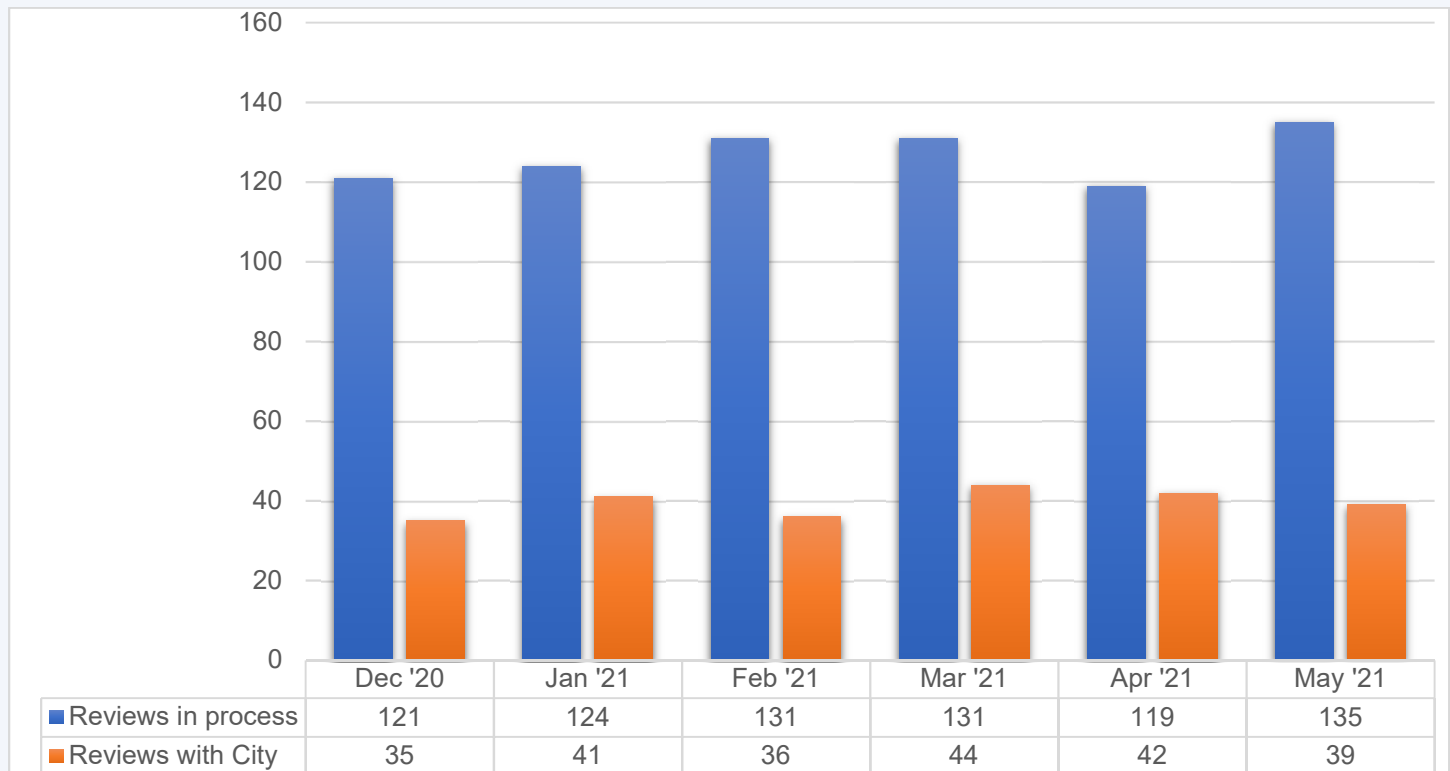
New Stormwater Submissions



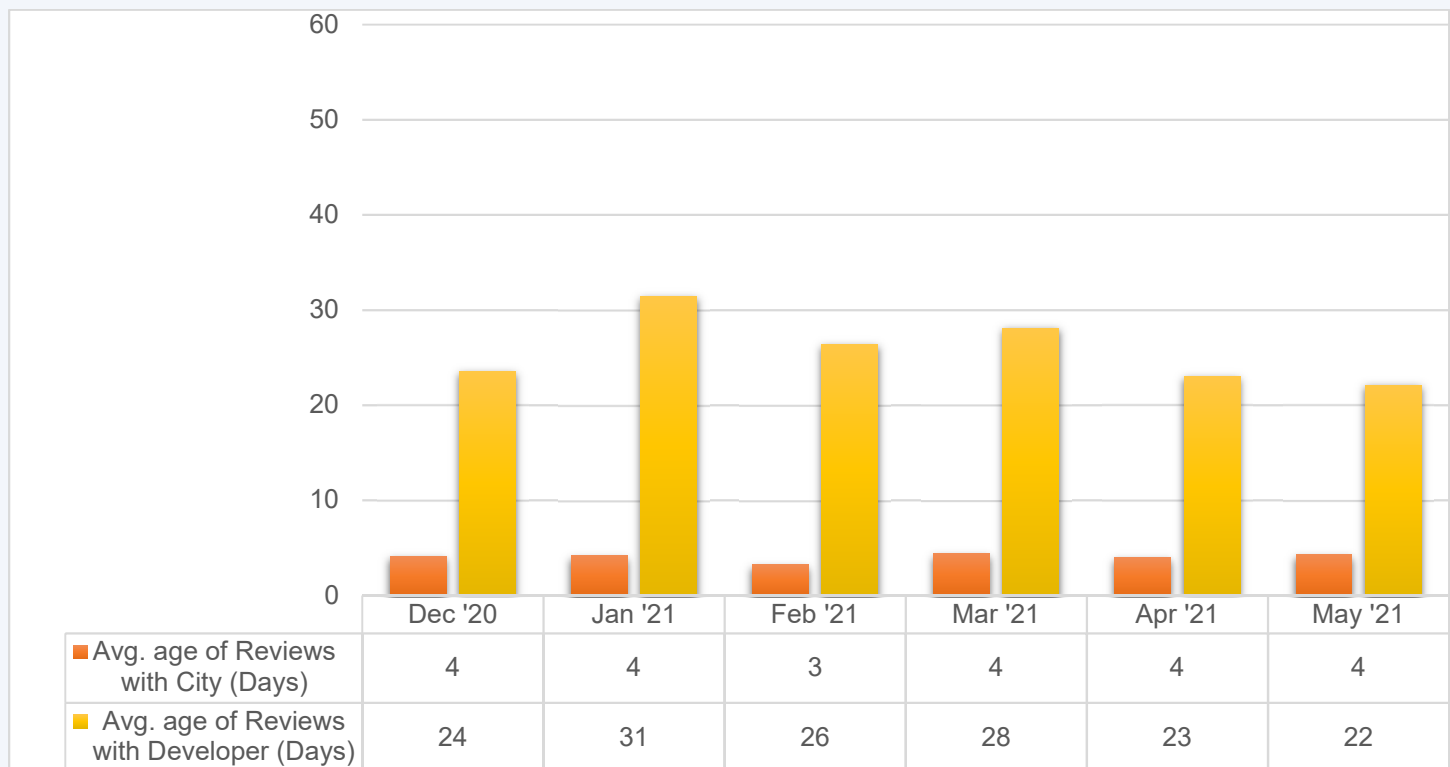
All data is in calendar year

Stormwater

Stormwater Pipeline Number of Reviews



Stormwater Pipeline Average Days for Review



Water

Newly Submitted Water/Sewer Studies

Water	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Newly Submitted Water Studies	9	10	15	5	10
Water Studies Approved *	8	9	6	11	7
Total Submittals & Resubmittals	27	20	17	32	21
Avg. Water Study Cycle	3.4	2.2	2.8	2.9	3
Sewer	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Newly Submitted Sewer Studies	10	10	12	7	9
Sewer Studies Approved *	8	9	11	9	10
Total Submittals & Resubmittals	21	23	29	26	28
Avg. Sewer Study Cycle	2.6	2.6	2.6	2.9	2.8

* A study can be submitted multiple times prior to the reported month before being approved

Submitted Water/Sewer Studies

Water	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Water Study Reviews in Process	25	25	34	28	31
Water Study Reviews in Process with City	6	11	16	15	10
Water Study Reviews in Process with Owner	19	14	18	13	21
Avg. Water Study Reviews in Process with City (Days)	6.7	7.0	10.7	8.8	12.0
Avg. Water Study Review in Process with Owner (Days)	7.5	4.7	9.2	4.4	18.1
Sewer	Jan '21	Feb '21	Mar '21	Apr '21	May '21
Sewer Study Reviews in Process	28	29	29	27	26
Sewer Study Reviews in Process with City	7	12	12	14	8
Sewer Study Reviews in Process with Owner	21	17	17	13	18
Avg. Sewer Study Reviews in Process with City (Days)	6.6	9.6	9.1	9.8	11.5
Avg. Sewer Study Review in Process with Owner (Days)	9.3	14.1	10.6	6.4	11.3

Development Process Improvement

Active Development Process Improvements as of May 2021		
Task	Department/ Staff Assigned	Status
Accela Automation/Website/Technology Improvements (1 in progress)		
Create shared database for CFAs, IPRC, inspections and closeout for developer-led infrastructure projects	Development Services, TPW, ITS	Consultant provided staff a revised report. Staff reviewed report and provided comments.
Development Process Tree (1 in progress)		
Update and republish process trees for each alliance partner reflecting changes in their respective process as a result of HB 3167. Allowing citizens to have a clear, transparent and predictable review of the submittal & review processes	Development Services, Water, and TPW	Staff is now updating the new IPRC process to determine what needs to be adjusted, before it is finalized.
Business Process Improvement – BPI (2 in progress)		
Lean process evaluation of the Certificate of Occupancy Process	Development Services	In May, one Voice of Business (City staff) meeting was held to work on the Customer Decision Tree Maps and to gather existing application checklist information.
Lean process evaluation of the Pre-Plat/ Platting process	Development Services, Water	In May, one Voice of Business (City Staff) meeting was held to further develop Pre-Platting Work Process Maps.
Park & Recreation Department (1 in progress)		
To streamline and improve the PARD Dedication/ Conversion Policy by improving process flows and decreasing total processing time	P&D, PARD & TPW	PARD and team is working on placing process in Accela.
Tarrant County Interlocal Agreement (1 in progress)		
Update the 2008 Inter Local Agreement with Tarrant County regarding plat approval jurisdiction in the City of Fort Worth's ETJ	Development Services, TPW, and Legal	Staff is waiting on an update to the first draft of the Tarrant County Subdivision Ordinance from Freese & Nichols
School Site Development Guide (1 in progress)		
To provide ISDs, Charter Schools, and Private Schools with a guide to developing school sites in the City. Offering direction and insight for new school construction, expansions/ additions, and remodels	Development Services, Fire, Water, TPW, and Neighborhood Services	Staff is in the process of finalizing the School Site Development Guide by the end of June 2021. It is scheduled to be released in July 2021 and will be posted on the City's website.
Water & Sewer Department (1 in progress)		
Completed lean process improvement evaluation for Misc. Projects. After discussing results with management, the process improvement has been expanded to include payment process for Misc. Projects	Water Dept. - Lawrence Hamilton and Homer Garza	This project has been completed and is now part of normal daily operations.

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